114.0	0001	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,100 / 683,100
					USE VALUE:	683,100 / 683,100
					ASSESSED:	683,100 / 683,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUSEY DRAKE S M
Owner 2:	PUSEY ALYSSA K M
Owner 3:	
Street 1:	162 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUSEY DRAKE S M -
Owner 2:	PUSEY ALLYSA K M -
Street 1:	162 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,998 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1953, having primarily Vinyl Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8998.000	196,700	3,400	483,000	683,100
Total Card	0.207	196,700	3,400	483,000	683,100
Total Parcel	0.207	196,700	3,400	483,000	683,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.64 | /Parcel: 447.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72806
GIS Ref:
GIS Ref:
Insp Date: 10/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	196,700	3400	8,998.	483,000	683,100	683,100	Year End Roll	12/18/2019
2019	101	FV	187,000	3400	8,998.	489,900	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	187,000	3400	8,998.	365,700	556,100	556,100	Year End Roll	12/20/2017
2017	101	FV	187,000	3400	8,998.	331,200	521,600	521,600	Year End Roll	1/3/2017
2016	101	FV	187,000	3400	8,998.	317,400	507,800	507,800	Year End	1/4/2016
2015	101	FV	164,500	3400	8,998.	269,100	437,000	437,000	Year End Roll	12/11/2014
2014	101	FV	164,500	3400	8,998.	255,300	423,200	423,200	Year End Roll	12/16/2013
2013	101	FV	164,500	3400	8,998.	242,900	410,800	410,800		12/13/2012

!8835!

PRINT

Date	Time
12/10/20	23:22:35

LAST REV

Date	Time
07/31/19	10:39:11

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8835

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUSEY DRAKE S M	70226-293		11/13/2017	Convenience	10	No	No		Spelling correction
HANSEN JAMES A	47880-497		7/27/2006		433,000	No	No		
BRIAND LESTER	31578-171		7/5/2000	Family	310,000	No	No		
	8031-322		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	72806
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
9/29/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	189	PATRIOT
11/8/2006	MLS	MM	Mary M
9/5/2000	MLS	MM	Mary M
4/11/2000	Inspected	264	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8998		Sq. Ft.	Site		0	70.	0.77	5									482,958						483,000	

Total AC/HA: 0.20657 | Total SF/SM: 8998 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,958 | Spl Credit | Total: 483,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.33807337
Const Adj.:	1.00989902
Adj $ / SQ:	121.619
Other Features:	63186
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	285101
Depreciation:	88381
Depreciated Total:	196720

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

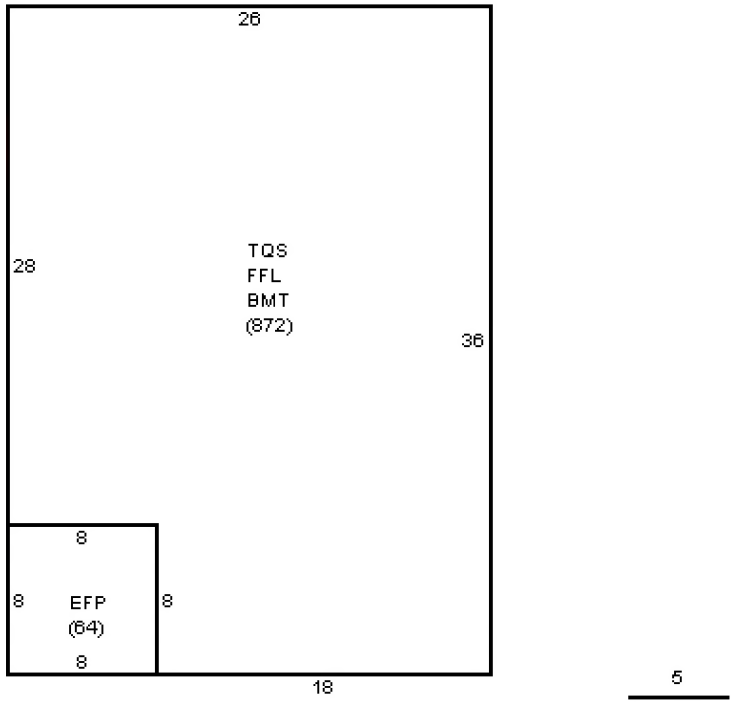
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	
Ind.Val			
Juris. Factor:		Before Depr:	121.62
Special Features:	0	Val/Su Net:	79.89
Final Total:	196700	Val/Su SzAd	128.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	36.490	31,815
FFL	First Floor	872	121.620	106,052
TQS	3/4 Story	654	121.620	79,539
EFP	Enclos Porch	64	70.450	4,509
	Net Sketched Area:	2,462	Total:	221,915
Size Ad	1526	Gross Are	2680	FinArea 1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1953	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400